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Sales & Letting Agents









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The Property Ombudsman
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Cross Street, Fleet, £469,995

An outstanding executive home set behind electric gates, offering expansive living space, a detached triple garage and beautifully landscaped gardens with open field views. This impressive property combines style and versatility, featuring multiple reception rooms, a superb kitchen/breakfast room, ground floor bedrooms, and a luxurious first floor main suite with balcony. Finished to a high standard throughout and positioned on a generous plot, this is a premium home - Call us ANYTIME!

🚪 ✨ Prepare to be impressed from the very first moment ✨ 🚪

Set behind electric wrought iron gates, this exceptional home delivers a grand arrival with a sweeping block-paved driveway, extensive parking and a striking central turning circle framed by beautifully maintained borders 🌳 🌸 —a frontage that sets the tone for what's inside.

🏡 Step inside and the space just keeps giving…

A welcoming entrance hall flows into a generous lounge, elegant separate dining room, and a superb kitchen/breakfast room—perfect for modern family living and entertaining 🍽️ 🔥 . A utility room and cloakroom add practicality, while two ground floor bedrooms, including one with en-suite, offer flexible living options.

🛌 Upstairs is pure luxury…

The main bedroom suite is on another level 💫 featuring a walk-in wardrobe, stylish en-suite and private balcony access—ideal for that morning coffee overlooking open views ☕ 🌅 .

🌿 Outside is where this home truly shines…

The rear garden is immaculately maintained, mainly laid to lawn with mature planting and vibrant borders 🌺 🌳 . A spacious paved terrace with balustrade creates the perfect entertaining space 🍷 🍽️ , while the raised balcony enjoys stunning open field views—your own private escape.

🚙 Triple garage, huge driveway, premium finish throughout—this is a home that delivers on every level.

🔥 Stylish. Sophisticated. Standout. This is one you don't want to miss. 🔥

📞 Call us ANYTIME to book your viewing – 01406 424441, evenings & weekends!

Accommodation Comprises:

Storm Porch 2.04m (6'8") x 1.90m (6'3")
Hardwood entrance door to:

Entrance Hall 5.27m (17'3") x 4.90m (16'1")
An impressive central staircase with timber steps and balustrades rises to a galleried landing, double glazed windows to front, radiator, ceramic tiled flooring, two decorative glass brick windows to rear, recessed ceiling spotlights, door to:

Inner Hallway 5.27m (17'3") x 1.15m (3'9")
Radiator, recessed ceiling spotlights, ceramic tiled flooring door to:

Kitchen/Breakfast Room 6.93m (22'9") x 3.88m (12'9")
Fitted with a matching range of base and eye level units with worktop space over, under-unit lighting, two pullout spice racks, corner carousel, integrated fridge/freezer, fitted gas range cooker, built-in five ring hob with extractor hood, double glazed windows to side and rear, two radiators, ceramic tiled flooring, exposed beams, recessed ceiling spotlights, double glazed French doors to patio, open plan to dining room.

Utility Room 2.51m (8'3") x 1.78m (5'10")
Base unit with worktop over, wall mounted gas boiler serving heating and hot water, plumbing for automatic washing machine, space for dishwasher, tumble dryer, double glazed window to side, ceramic tiled flooring, double glazed entrance door to side.

Cloakroom 2.51m (8'3") x 0.64m (2'1")
Fitted with two-piece suite comprising, vanity wash hand basin with cupboard under and mixer tap, close coupled WC, opaque double glazed window to side, radiator, ceramic tiled flooring.

Dining Room 5.27m (17'3") x 4.11m (13'6")
Double glazed window to rear, two radiators, open plan to lounge, double glazed French doors to patio area.

Lounge 5.55m (18'3") x 3.77m (12'4")
Double glazed window to side and rear, fireplace ready for multi fuel burner, radiator.

Bedroom 2 5.08m (16'8") x 3.76m (12'4") max
Double glazed windows to front to side, fitted range of wardrobes with hanging rail, shelving, cupboards and drawers, recessed ceiling spotlights, door to:

En-suite Bathroom 2.65m (8'8") x 2.44m (8')
Fitted with four-piece suite comprising of deep panelled bath with telephone style mixer tap, pedestal wash hand basin, recessed tiled shower enclosure with fitted mains shower and glass door, close coupled WC, fully ceramic tiled walls, extractor fan, shaver point, opaque double glazed window to side, heated towel rail, ceramic tiled flooring.

Bedroom 3 4.80m (15'9") max x 3.76m (12'4") max
Double glazed windows to front and side, radiator, Broadband connection point, recessed ceiling spotlight, door to:

Cupboard 2.17m (7'1") x 1.27m (4'2")
Double glazed window to side,

First Floor Landing
Double glazed velux window to front, feature glass brick window to rear, wooden flooring, door to:

Main Bedroom 5.84m (19'2") max x 4.44m (14'7") min
Double glazed windows to rear, double glazed velux window to front and side, fitted bedroom suite comprising wardrobes with hanging rails and shelving, storage cupboard, two radiators, wooden flooring, telephone point, central heating thermostat, recessed ceiling spotlights, smoke detector, patio doors to balcony, door to:
Balcony.

Enclosed balcony with seating area, offering great field views, wall light, imitation grass.

Walk In Airing Cupboard
Airing cupboard housing hot water cylinder, linen shelving, radiator, wooden flooring.

En-suite Shower Room
Fitted with three-piece suite with comprising, double shower with fitted mains shower and glass door, wall mounted twin wash hand basin with storage under, mixer tap, fully ceramic tiled walls, close coupled WC, extractor fan, double glazed velux window to side, heated towel rail.

Walk-in Wardrobe
Radiator, wooden flooring, hanging and shelving.

Triple Garage 8.46m (27'9") x 5.45m (17'11")
Detached brick built triple garage with power and lighting connected, eaves storage space, double glazed windows to front and rear, remote-controlled electric roller doors.

🌿 Outside

🚪✨ The property is approached via electric wrought iron gates, opening onto a substantial block-paved driveway with extensive off-road parking and access to a detached triple garage 🚗🚗🚗. A striking central turning circle and beautifully maintained borders 🌸🌳 create a truly impressive first impression.

🌿 To the rear, the garden is exceptionally well kept and designed to impress, mainly laid to lawn with lush, well-stocked borders and mature planting providing colour and depth throughout 🌺 💐 .

🍷 A generous paved terrace with elegant balustrade offers the perfect setting for outdoor dining and entertaining, while the elevated balcony area delivers stunning open field views 🌅 —ideal for relaxing and taking in the surroundings.

🔥 Private, polished, and perfectly set up for entertaining—this is outdoor living done right.

Directions

Leave our Church Street office and turn right at the traffic lights onto High Street, proceed along onto Fleet Street, then Fleet Road. Continue out of Holbeach into Fleet, turn onto Albion Street, follow the road round onto Cross Street where the property can be located on the right-hand side. For the purpose of satellite navigation, the property postcode is: PE12 7BD.

Council Tax

Band E ~ £2,777.84 from April 2026 to March 2027, South Holland District Council.

EPC ~ TBC

Agents Notes:
Any buyer wishing to purchase a property will be required to complete a digital identification check and source of funds. This will incur an upfront fee of £46.80 (£39 + VAT) per applicant once an offer has been accepted. This is our company policy for AML (Anti Money Laundering regulations) as imposed by HMRC.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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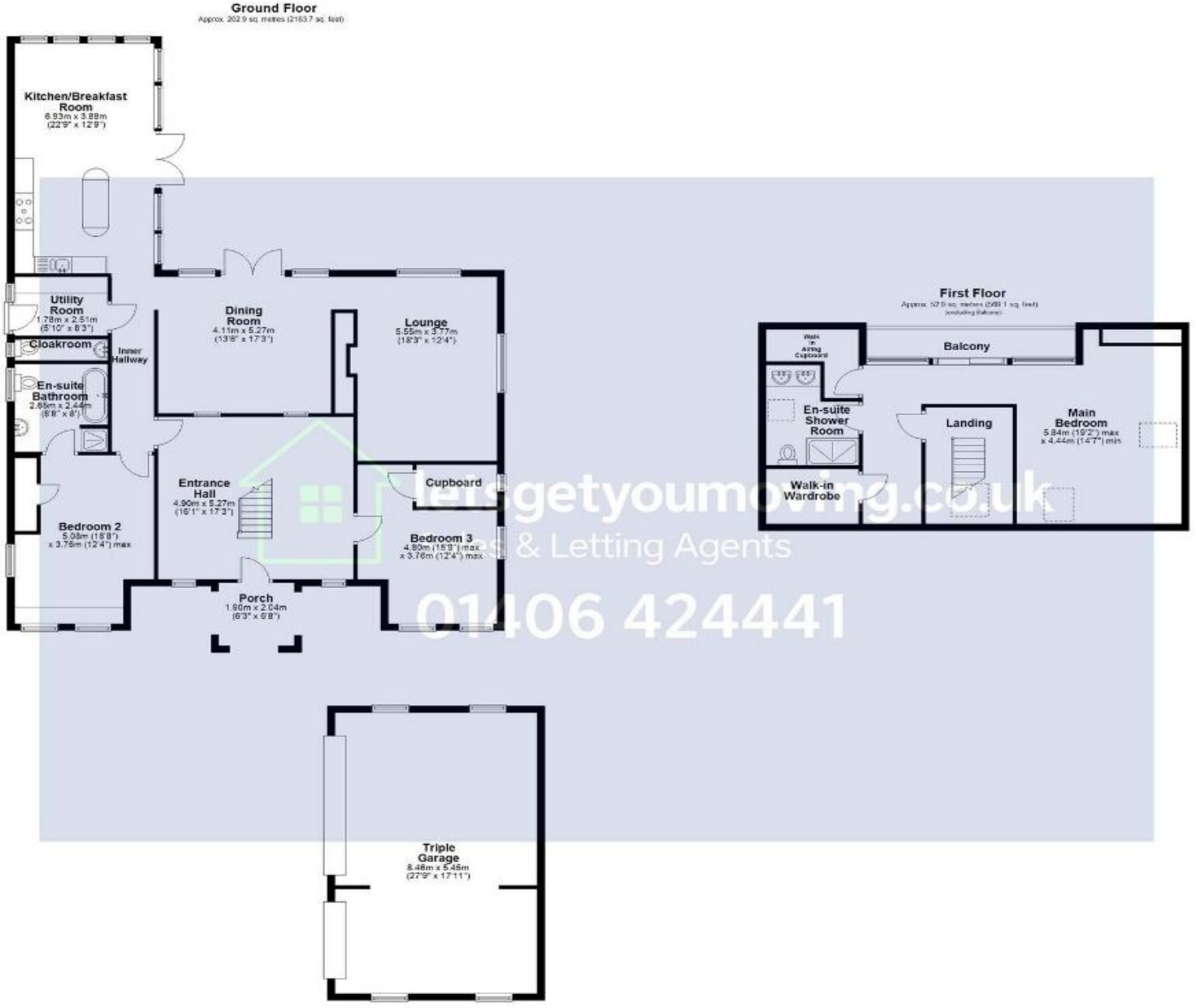












Total area: approx. 255.7 sq. metres (2752.8 sq. feet)







Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week – CALL US ANYTIME!

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